

A faint, stylized illustration of a balance scale is visible in the background. The scale is tilted, with the right pan being higher than the left pan. The entire image has a dark blue gradient background.

Assessment in Utah

Article XIII of Utah Constitution

**“All Tangible Property...
assessed at a uniform and
equal rate in proportion to
its *value*”**

Types of Tangible Property

- **Real Property**
 - land and buildings
- **Personal Property**
 - business equipment
- **Motor Vehicle**
- **Central Assessment**



What is Market Value?

- 59-2-102(12)
 - “Fair market value” means the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.


Market Value

is the only common denominator shared by all types of property.



The economic concept of market value is founded in the principle of

Supply vs. Demand



What the Law Requires



59-2-301

“The County Assessor shall assess all property located within the county...”

59-2-303

“Prior to May 22 of each year, the county assessor shall ascertain the names...”

59-2-303.1

“Each county assessor shall annually update property values,...based on a systematic review of current market data. In addition, the Assessor shall complete a detailed review of property characteristics for each property at least once every five years.”

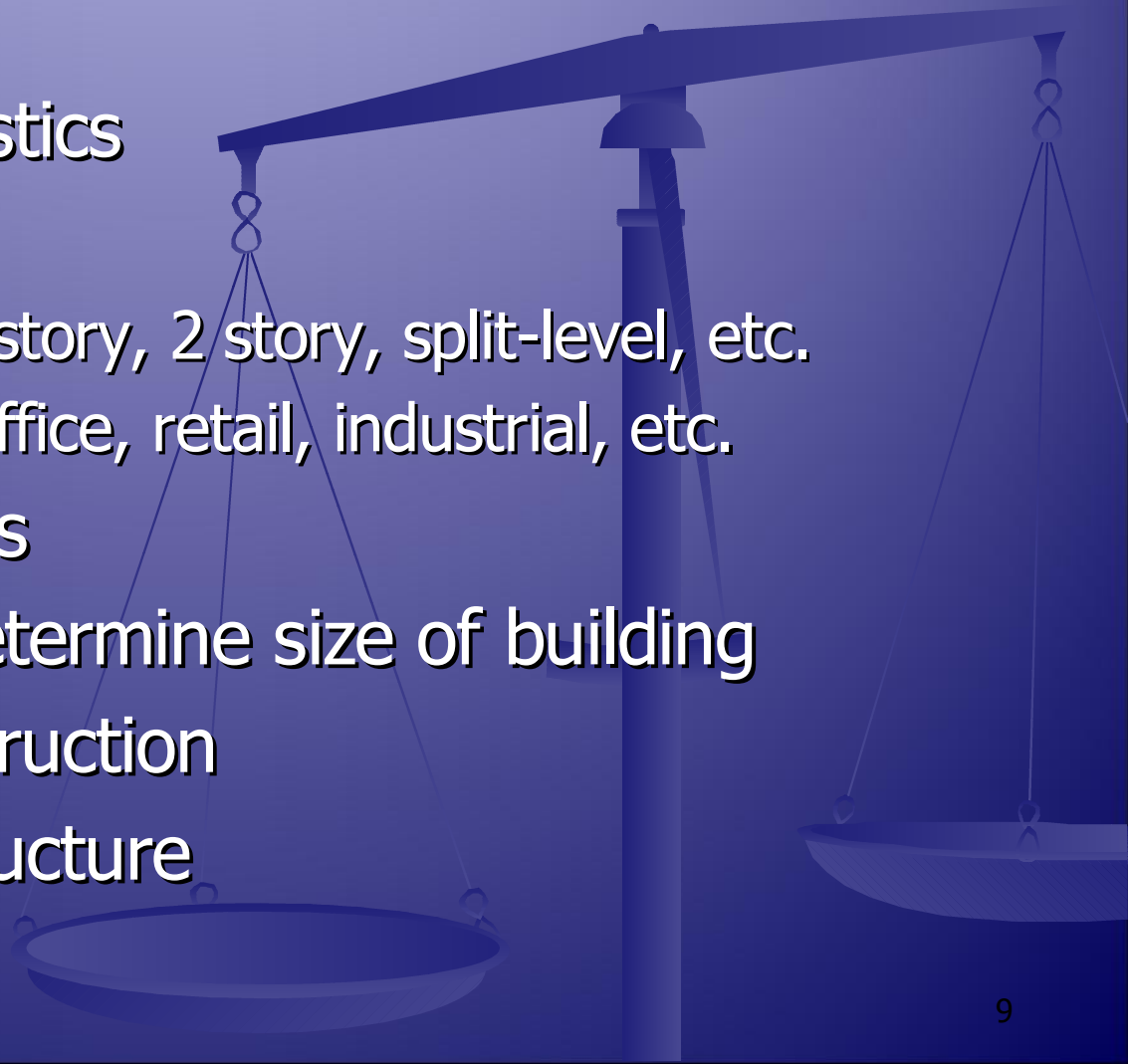
What is it the Assessor Does

1. Collect Property Characteristics
3. Systematic Review of Market Data
5. Valuation
7. Other Duties



1. Property Characteristics

- Location
- Land characteristics
- Building style
 - Residential: 1 story, 2 story, split-level, etc.
 - Commercial: office, retail, industrial, etc.
- Building features
- Measure and determine size of building
- Quality of construction
- Condition of structure



2. Systematic Review of Market Data

- Collect sales information
 - State or County Questionnaires
 - Multiple Listing Service (where available)
 - Property owners/managers
- Commercial Lease and Rent information
- Verify the validity of the information

Lee Gardner
Salt Lake County Assessor

Paul J. Lund
Chief Deputy Assessor

APRIL 21, 2008

PARCEL # -0000 FOR 2009

#BWNBNKS#
#151145600900005#

JT

SALT LAKE CITY UT 84104-1561-43



SALT LAKE COUNTY
GOVERNMENT CENTER
2001 S. State Street
Suite N2300
Salt Lake City
Utah 84190-1300
Tel (801) 468-2096
Fax (801) 468-2249
<http://www.assessor.slco.org/>

Dear Taxpayer:

The Salt Lake County Assessor's Office is required by state law to assess all real property parcels within the County each year. As my office revalues these parcels, I am concerned that your property is valued accurately and fairly. I am asking for your help to assist my office in assuring that all the information information collected is correct.

I introduced a program several years ago, asking taxpayers for their help in assuring that my office has identified and collected accurate information on all homes. Most residents responded to our request. The reverse side of this letter includes information sent to each home in your neighborhood and identified the most recent data we have collected and placed on your property. May I encourage you to fill out this mailer and return within 30 days after date shown above, correcting areas where you feel the data may be in error. If the data is correct, please return the form stating that you believe the information is correct. The information listed on your home is a matter of public record and will be used in our valuation of your property.

By way of information, each year through the "Truth in Tax Notice", you are notified of the market value placed on your property, generally during July. If you feel that the market value is in error, you can appeal your property value before the Salt Lake County Board of Equalization within 45 days after receiving the mailing of your notice.

I have enclosed a self addressed envelope to return this form for your convenience, or you may fax a completed copy to my office at 801-468-2249.

Sincerely,

Lee Gardner
Lee Gardner
Salt Lake County Assessor

NOTE: See reverse side → →

MAY/28/2009/THU 03:17 PM

P.001/001

X230

ESTAX2526

STANDARD RESIDENTIAL QUESTIONNAIRE

Salt Lake County Assessor
2001 South State Street #N2300
Salt Lake City, Utah 84190-1300

Parcel Number
NBHD 89

DATE: 04/21/2008
PROPERTY LOCATION:
PROPERTY TYPE: 111



Parcel



PropType

1. Our records show your house has the following square footage. Please correct, if this is in error.

a. Main floor area 1,299
b. Upper floor area 519
c. Total Basement area 0
d. Total Finished basement area 0

(National standards for the building and real estate industry, measures the outside area of all structures.)

2. Has there been an addition or remodel to your home? If yes, please indicate all that apply.

Year completed
a. Addition of living area
b. Garage/Carport
c. Finished basement
d. Theater
e. Handball court
f. Racquetball court
g. Conversion of garage or carport to living area

3. Our records show your house as having the predominate exterior wall type of BRICK. Please correct, if this has changed.

☐ Brick ☐ Asbestos-Shingle ☐ Stone
☐ Aluminum-Vinyl ☐ Composition ☐ Stucco
☐ Frame ☐ Metal ☐ Other

4. House purchased within last two years. ☐ Yes ☒ No
If yes, please list purchase price \$ purchase date

5. Our records show your house as having:

1 Kitchen(s) 3 Full Bathroom(s) (Basin, toilet, & tub)
4 Bedroom(s) 0 3/4 Bathroom(s) (Basin, toilet, & shower)
0 1/2 Bathroom(s) (Basin & toilet)

If this appears to be in error, please circle the number of each type of room.

	Main Floor	Upper Floor	Basement area
Kitchen(s)	1 2 3 4 5 +	1 2 3 4 5 +	1 2 3 4 5 +
Bedroom(s)	1 2 3 4 5 +	1 2 3 4 5 +	1 2 3 4 5 +
Full Bathroom(s) (Basin, toilet, & tub)	1 2 3 4 5 +	1 2 3 4 5 +	1 2 3 4 5 +
3/4 Bathroom(s) (Basin, toilet, & shower)	1 2 3 4 5 +	1 2 3 4 5 +	1 2 3 4 5 +
1/2 Bathroom(s) (Basin & toilet)	1 2 3 4 5 +	1 2 3 4 5 +	1 2 3 4 5 +

6. Do you have any comments about the condition or quality of your home? If so, please state below:

*We have extensively remodeled this property since 2005.
Our renovation includes: New wood decks, New interior hardwood floors,
New tile showers, New central heat/AC, New soffits, and New appliances.*

7. Please return this form in the enclosed envelope, or FAX this side to (801) 468-2249



Res Quest YY

<http://www.assessor.slco.org/>

Taxpayer Statement - Self Reporting

3. Valuation

Three approaches to market value:

- Sales Comparison

- Based on actual sales of “comparable properties”

- Cost Approach

- Based on current material and labor cost necessary to replace the subject property with similar function and utility

- Income Approach

- Based on current rental or lease income and associated expenses of the subject property and/or like properties

Study of Three Comparable Houses



Sold for \$389,000

What is the fair market value of each home?



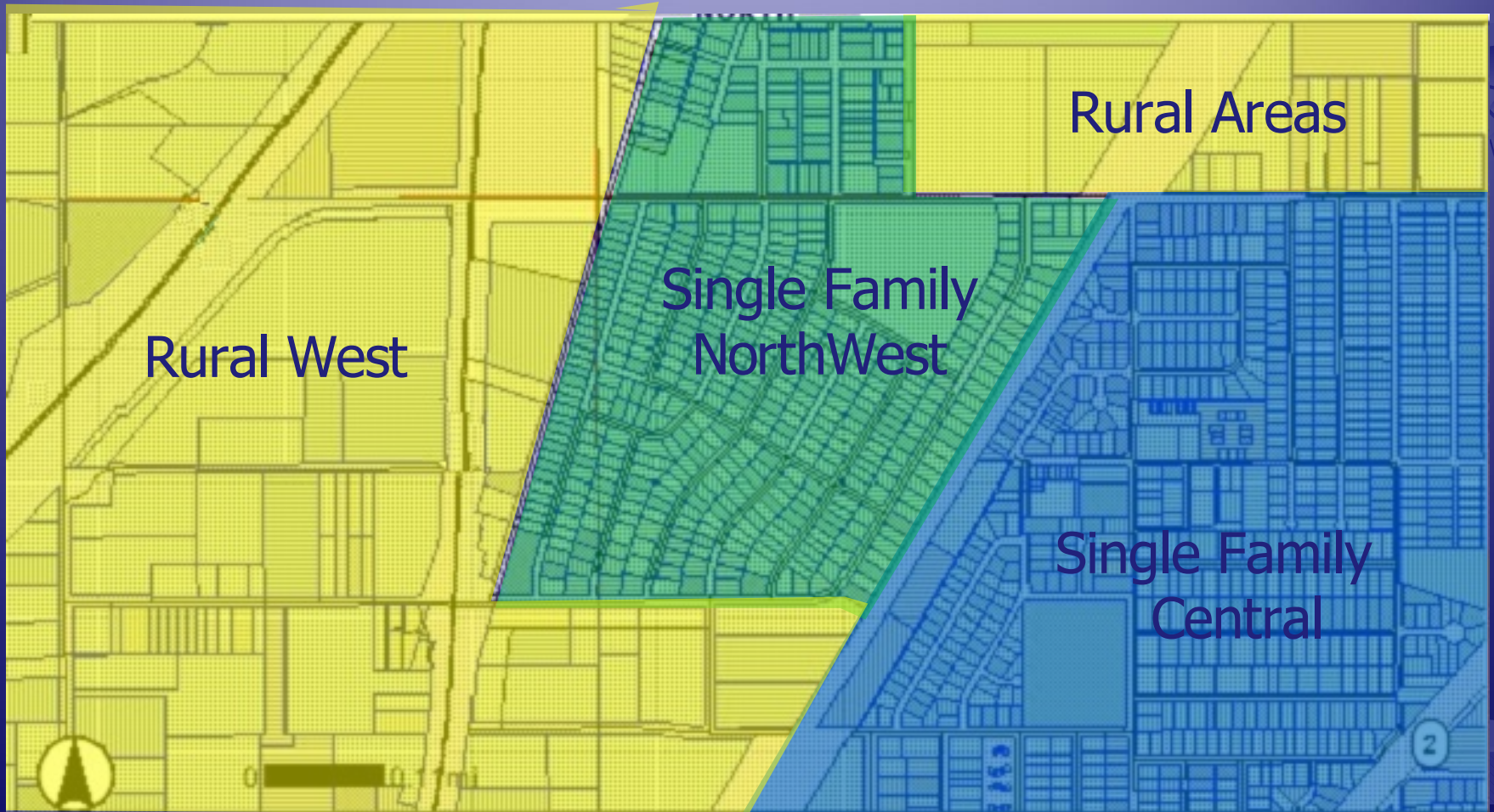
Sold for \$361,000



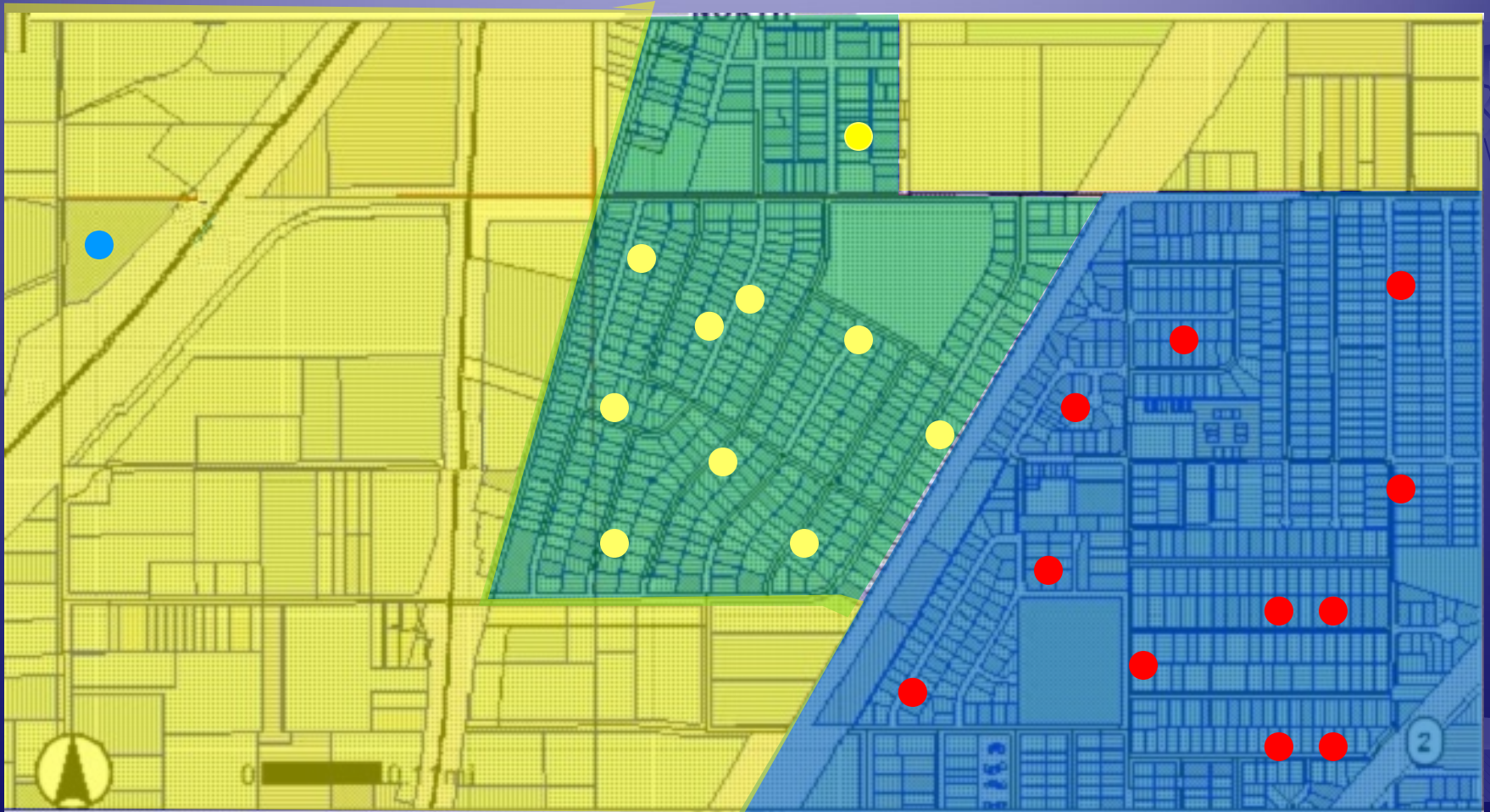
Has not sold

Suggested Value
for all three:
\$375,000

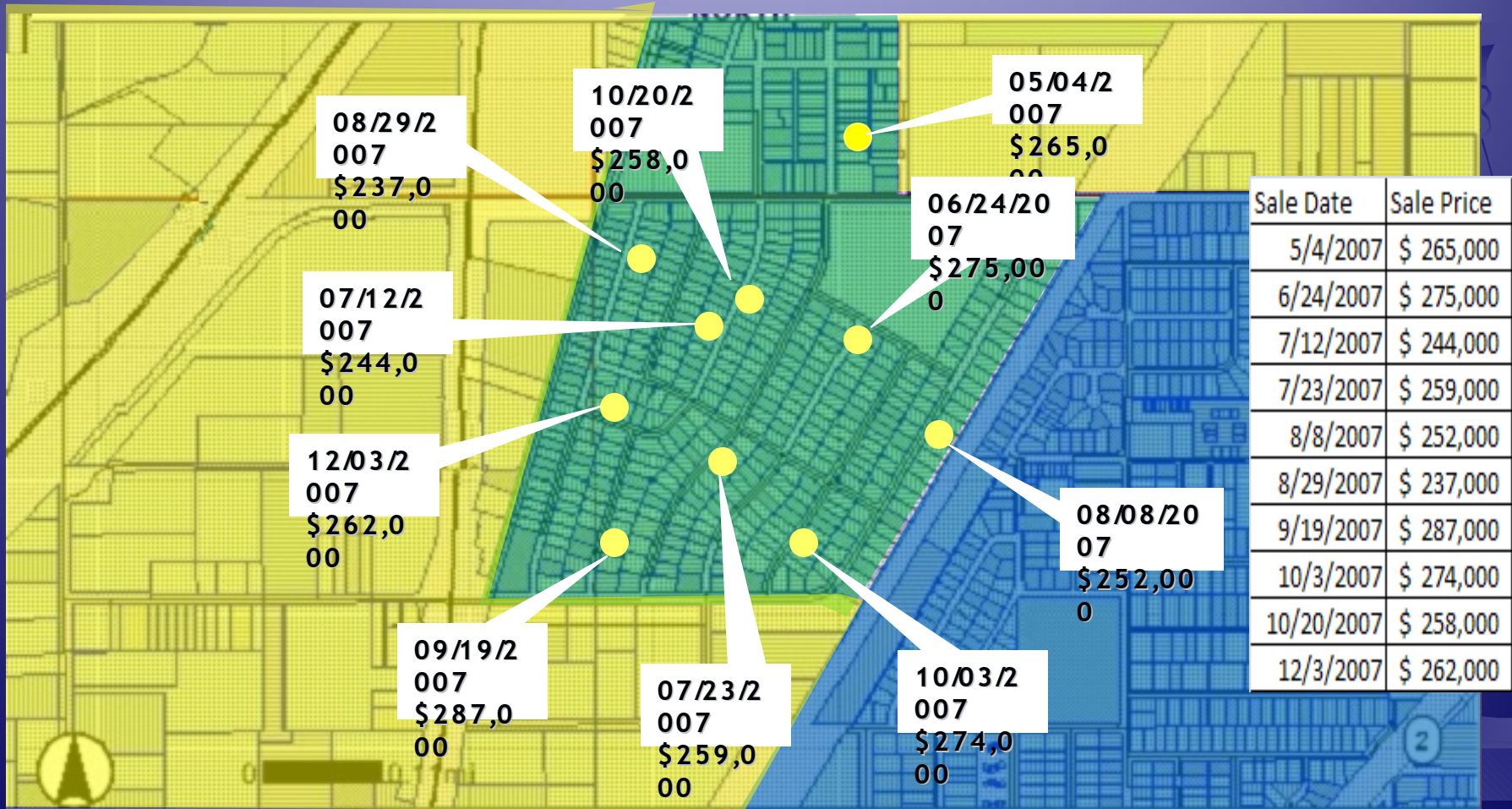
Valuation Areas



Valuation Areas



Valuation Areas

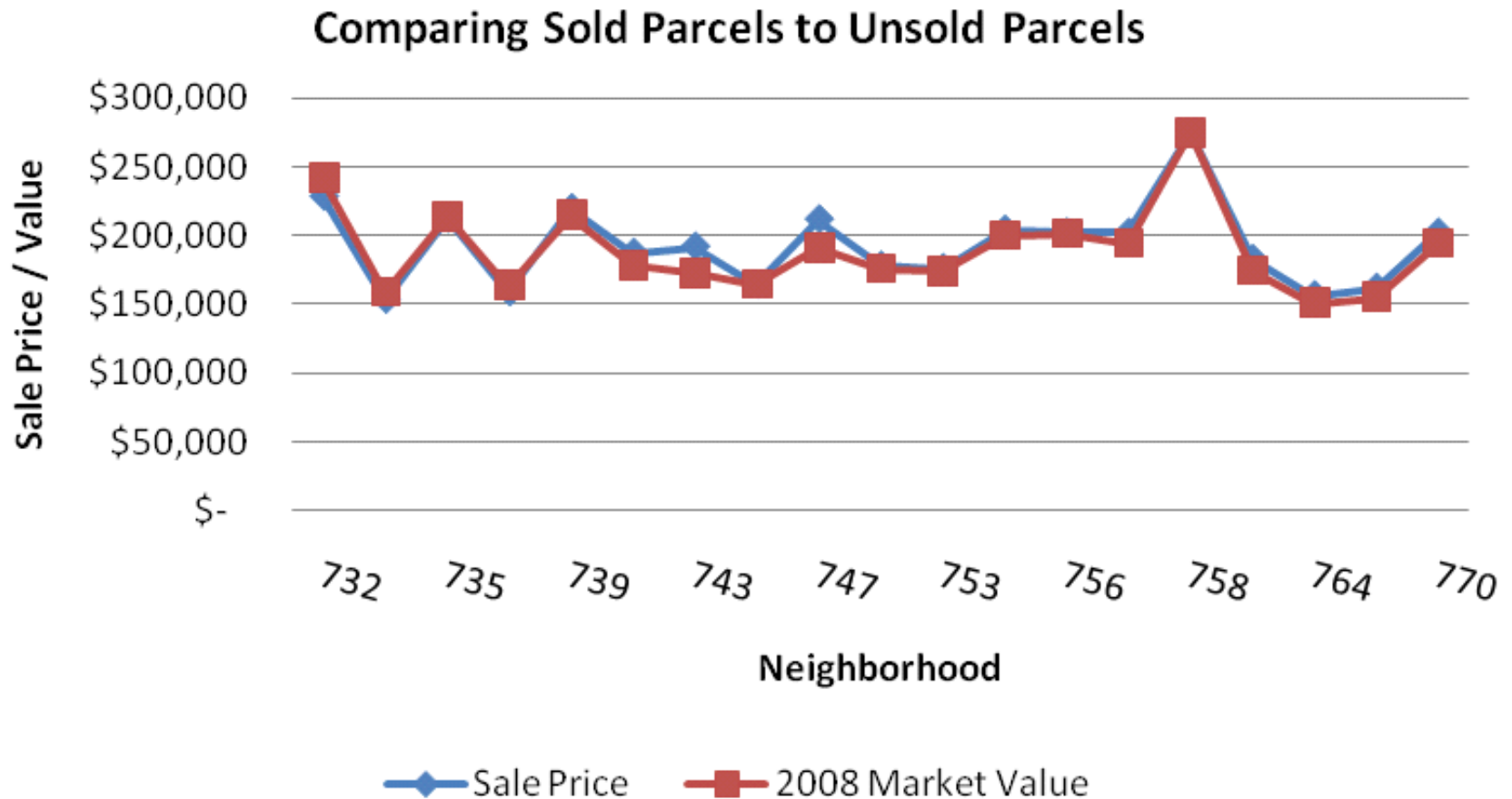


Valuation Area

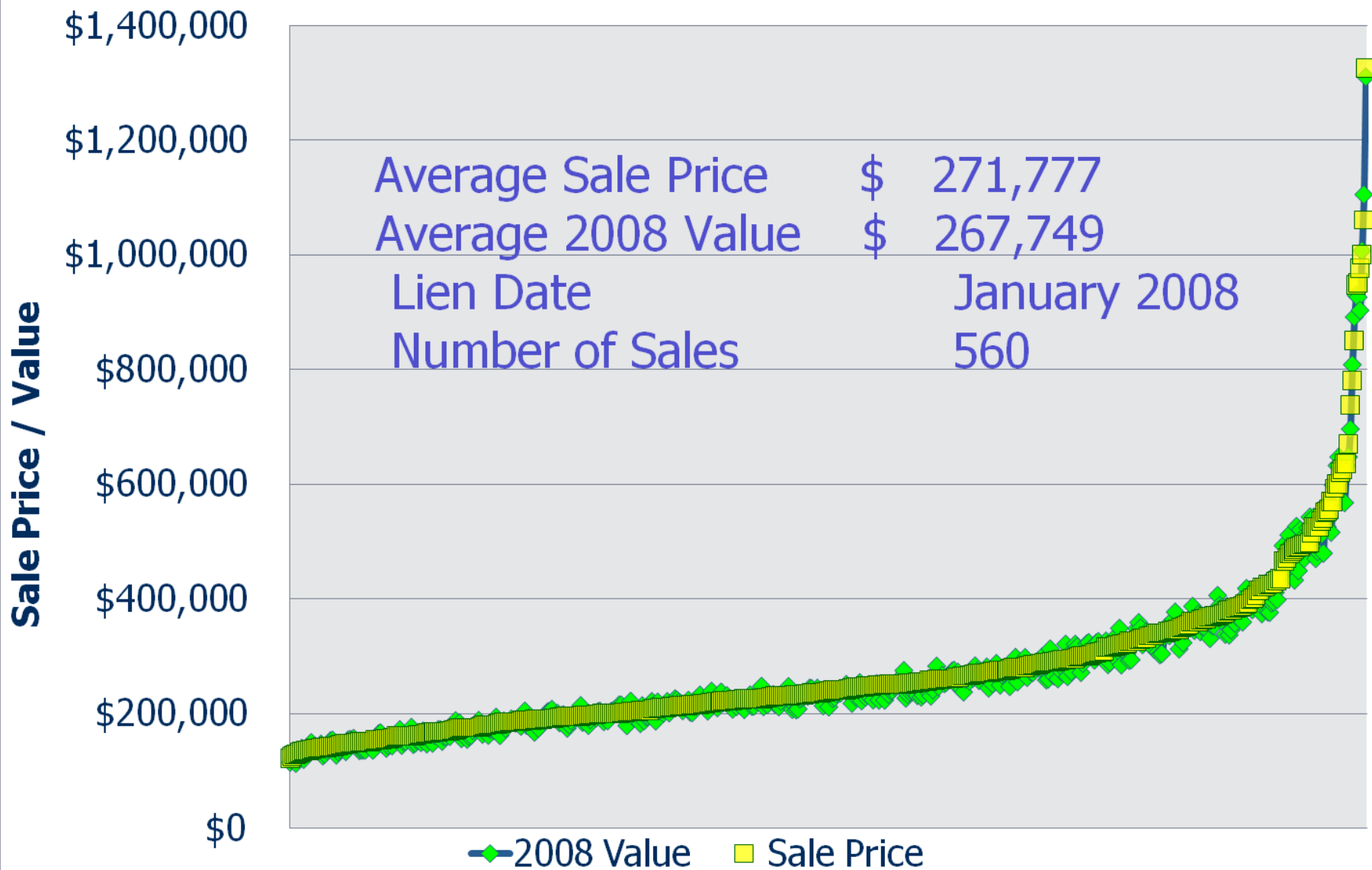
Sales and Assessments

Sale Date	Sale Price	Assessment	Ratio	Absolute Diff
5/4/2007	\$265,000	260000	0.98	0.014
6/24/2007	\$275,000	285000	1.04	0.041
7/12/2007	\$244,000	245000	1.00	0.009
7/23/2007	\$259,000	260000	1.00	0.009
8/8/2007	\$252,000	240000	0.95	0.043
8/29/2007	\$237,000	243000	1.03	0.030
9/19/2007	\$287,000	260000	0.91	0.089
10/3/2007	\$274,000	265000	0.97	0.028
10/20/2007	\$258,000	260000	1.01	0.013
12/3/2007	\$262,000	260000	.099	0.003
			0.995	median
			2.80	COD

Neighborhood sample showing average sale value to non-sold average assessment value



January Sales Compared to 2008 Values



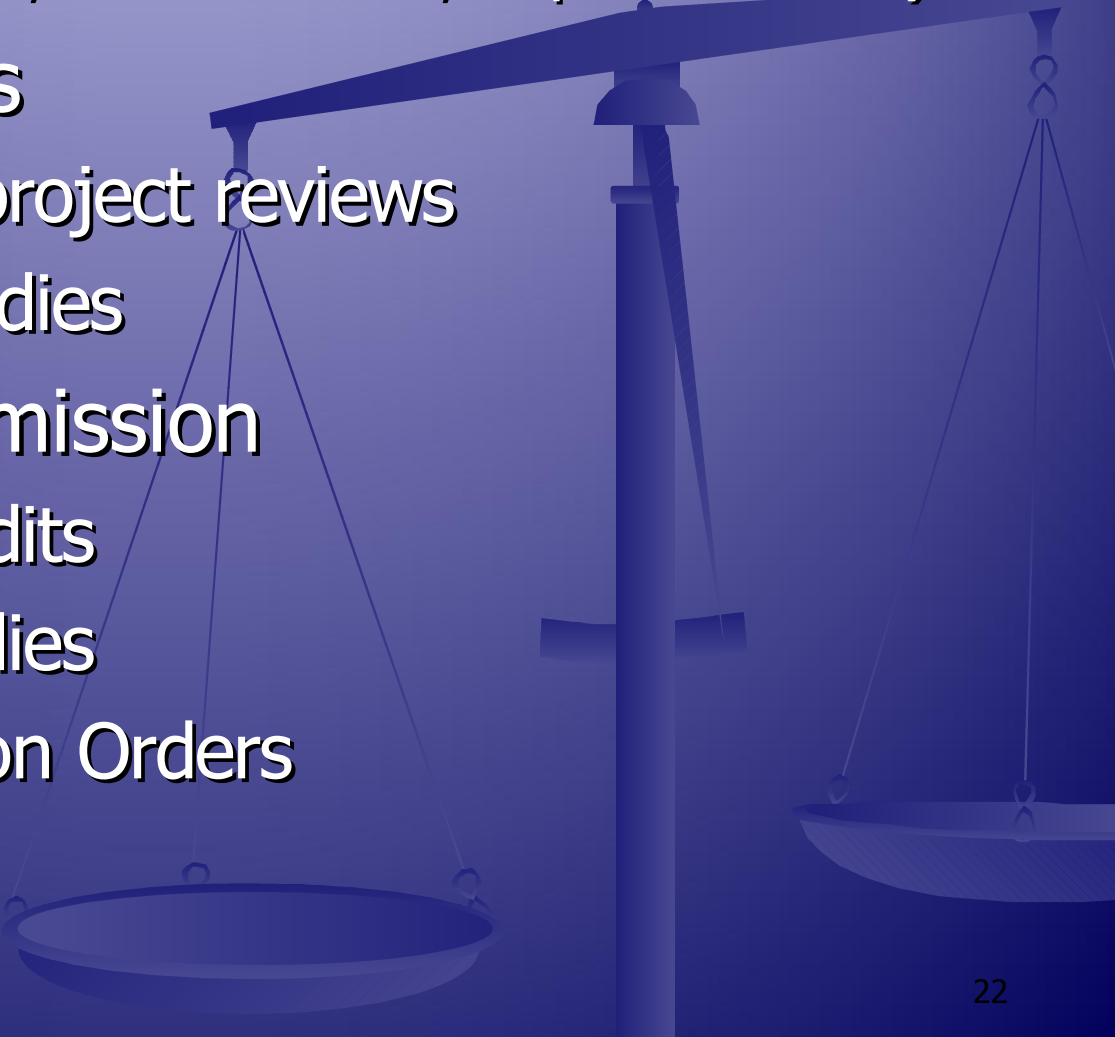
Appraisal Summary

- 
- Commercial/Residential
 - Sales/Leases
 - Identified
 - Verified
 - 5 Year Systematic Review
 - New Construction
 - Partial Construction
 - Valuation (Model) Development/Review
 - Land
 - Neighborhood Definition
 - Land Guidelines
 - Segregations
 - Quality Control
 - Internal Sales Ratio Studies
 - Queries
 - Pictometry
 - Available in Washington, Weber, Davis, Utah, & SLCnty
 - IT Data Conclusion Reports
 - GIS Utilization

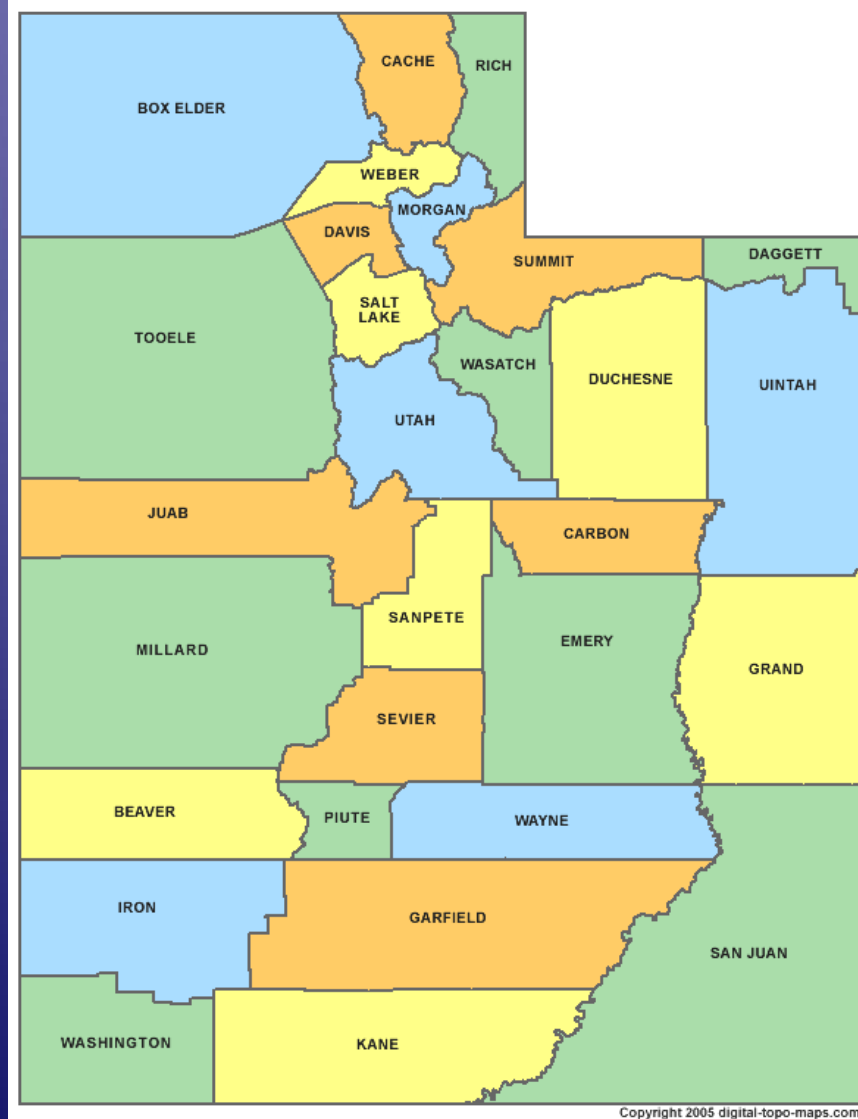
4. Other - Administrative Responsibilities

- Most Assessor/staff must also direct specific non-appraisal functions:
 - Exemptions
 - Residential
 - Board Exempt
 - Constitutional
 - Greenbelt/Rollbacks
 - GRAMA/Commercial Confidentiality
 - Abatements
 - Annexations/Tax District Identification

Quality Assurance Program

- Appeals (BoE, STC, District Court, Supreme Court)
 - Internal Actions
 - Appraisal and project reviews
 - Sales Ratio Studies
 - State Tax Commission
 - Compliance audits
 - Sales ratio studies
 - Corrective Action Orders
 - Other
- 

County Differences



Copyright 2005 digital-topo-maps.com

Urban

Rural

Class

Population

Industry

Agricultural

Size

Local/State
Assessment

Salt Lake County Organization Chart

ELECTED Officials : 3
 CAMA Allocations: 61
 STATISTICAL Allocations: 11
 ADMINISTRATION Allocations: 12
 PERSONAL PROPERTY Allocations: 27
 Total Allocations: 111

Assessor

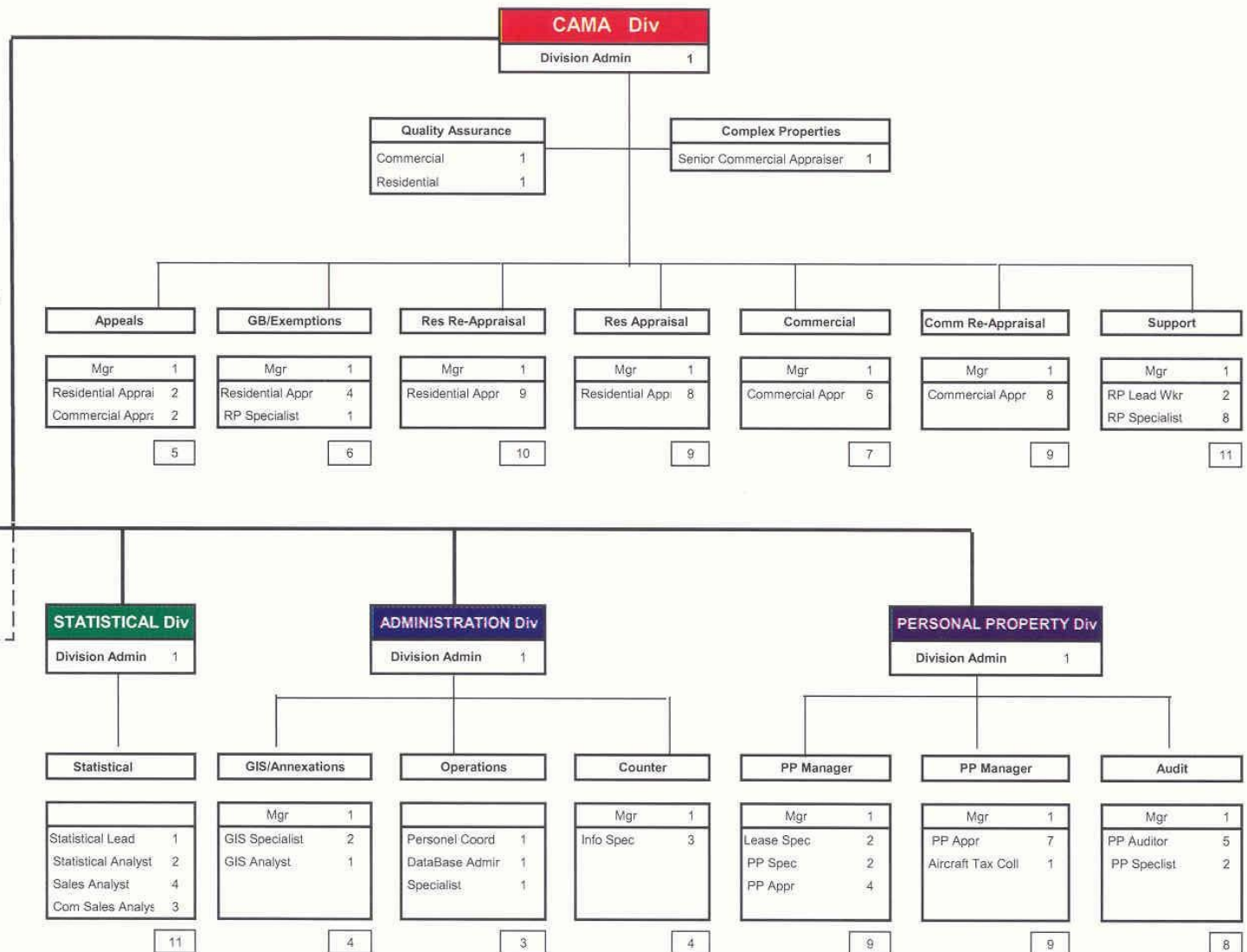
Lee Gardner

Chief Deputy

Pete Lund

Secretary

Sandi Aloia



Wayne County



County Assessor
Carolyn Moosman

Organization Chart

Assessor

One Part-time
Employee

Salt Lake County Functional Chart

TASKS of the ASSESSOR, CAMA & STATISTICAL, ADMINISTRATION, & PERSONAL PROPERTY Divisions

Tasks In the Salt Lake County Assessor's Office	ELECTED ASSESOR	CAMA Sections						STAT	ADMINISTRATION				PERSONAL PROPERTY						
		Division Administrator	Appeals Coordinator	GB/Exempt/Condos	Res Re-Appraisal	Res Appraisal	Commercial	Commercial Re Appraisal	Support	Division Administrator	Statistical	Division Administrator	GIS/Annexations	Operations	Counter	Division Administrator	Personal Property Appraisal	Personal Property Support	Audit
Accounts Payable	X										X		X						
Accounts Receivable	X										X		X						
Affidavit Verification	X										X	X				X	X	X	
Affidavits	X	X		X	X											X	X	X	
Aircraft Collections	X															X	X		
Annexations	X										X	X							
Answer Telephone Calls	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
ARC Map	X	X		X	X	X	X	X	X	X	X	X				X	X		X
Audit/Quality Control	X																		
Batching/Preparation	X	X						X											
Board Letters	X															X			
Board of Equalization	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X		X
Board of Equalization Coordinator	X	X								X						X	X		X
Budget Preparation	X	X								X			X			X			
Building Permits	X	X	X	X	X	X	X	X	X	X	X	X		X					
Calibration	X									X	X								
Canyons	X	X	X	X	X	X	X		X	X	X								
Cashier (Assist)	X												X	X		X		X	
Code 8	X	X	X	X	X	X	X	X	X	X	X								
Collections	X															X	X		
Comm Nbh Identity	X	X					X	X	X	X	X								
Commercial Table Development	X	X					X	X	X	X	X								
Condos	X	X		X			X	X	X	X	X								
Create/Dead Files	X	X						X											
Customer Service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Data Base Selection	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
Data Collection	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X
Data Entry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Discovery	X	X		X	X	X	X	X	X	X						X	X		
Electronic Batching	X	X						X			X	X							
Environmental Contamination	X	X	X	X	X	X	X	X	X	X									
Exemptions	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X		X
Financial Audits	X															X			X
GIS Development	X	X						X			X	X				X	X		
GIS Utilization	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
Global Updates	X	X		X	X			X	X	X						X	X	X	X
Golf/Cemetery/Nursing Hms	X	X					X	X	X										
Greenbelt	X	X																	
Help Desk	X	X													X				
Land Manual	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Land Table Development	X	X		X											X	X			
Land Training	X	X		X											X	X			
Lease Verification	X	X									X	X	X	X	X	X		X	X
Mailers/Mailings	X	X		X	X						X		X	X	X	X	X	X	
Management	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Modeling	X	X													X	X			
Motor Vehicle	X																		
Oblique Photos	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Open Mail	X															X			
Organize Building Permits	X	X												X		X			
Payroll	X															X			
Personnel	X	X													X	X		X	
Privilege Tax	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Public Relations	X	X													X		X		
Purchasing	X	X													X	X		X	
Quality	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Reappraisal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Report Generation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Res Nbh Identity	X	X	X	X	X	X									X	X			
Sales Collection	X	X	X	X								X	X	X	X	X			
Sales Ratio Studies	X	X													X	X	X	X	
Sales/Lease Analysis	X	X											X	X	X	X			
Scanning	X	X		X													X	X	
Segregations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SIGMA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	
Signature Verification	X															X	X	X	X
Special Projects	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Standards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
State Appeals	X	X	X	X											X	X		X	X
State Assessed Review	X	X	X	X									X	X					
Tax Sale	X														X	X			
Title Search	X	X	X	X											X	X			
Training	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utah Appraisal Implementation	X	X			X	X	X	X							X	X			

Wayne County

Functional Chart



County Assessor
Carolyn Moosman

A diagram of a balance scale. The left pan is higher and contains a list of property types. The right pan is lower and is empty. The scale is tilted to the right.

Administrative
Real Property
BOE
Greenbelt
Motor Vehicle
Personal
Property

Resources

■ Salt Lake Co. Assessor

- Budget: \$12,200,693
- Parcel Count: 338,761 (2008)
- Staff Allocation: 111

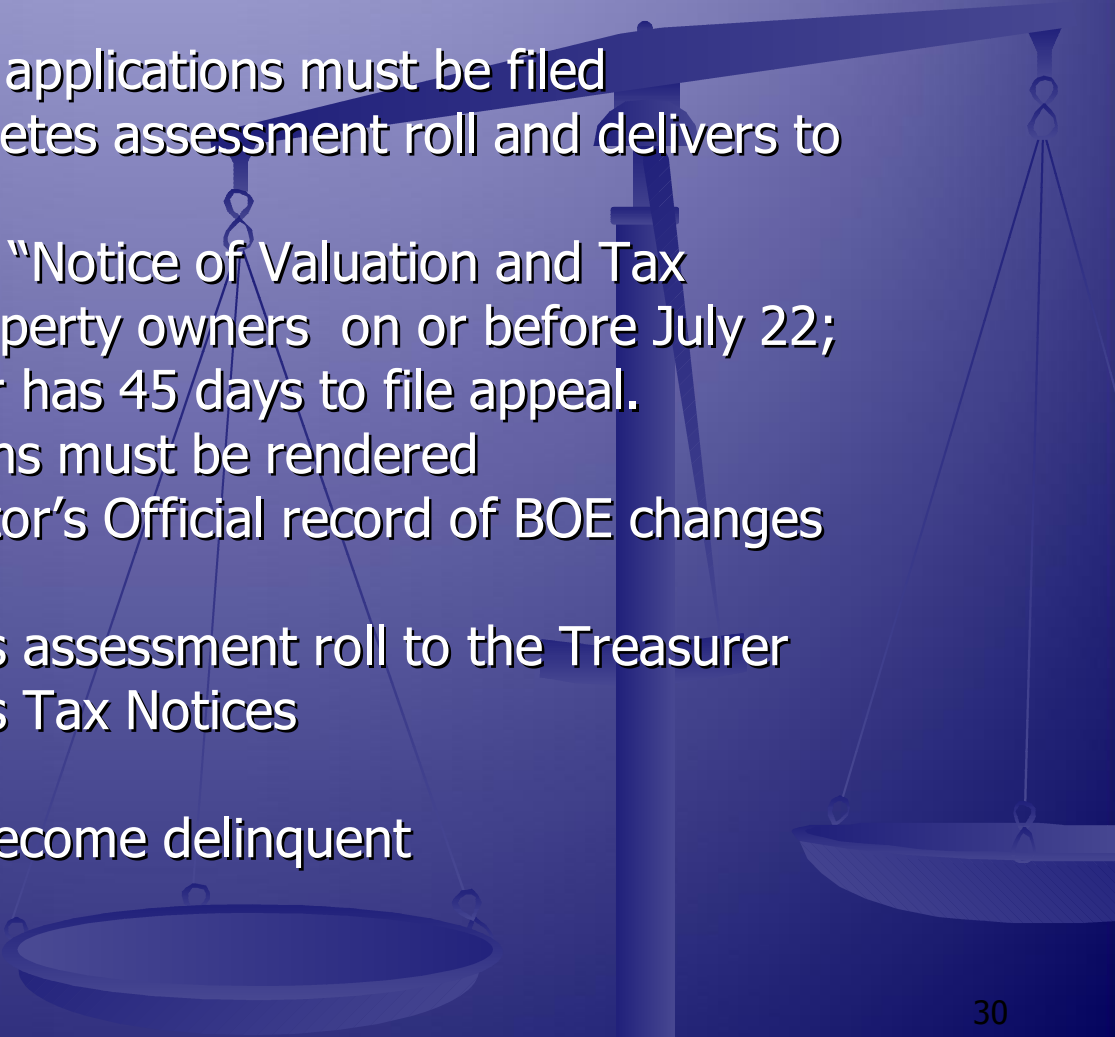
■ Wayne Co. Assessor

- Budget: \$95,613
- Parcel Count: 4,216 (2008)
- Staff Allocation: 1 ½

IAAO STAFFING STANDARDS

SIZE	NUMBER OF PARCELS PER APPRAISER
SMALL JURISDICTION	1,500 – 1,700 Parcel /Appraiser
MEDIUM JURISDICTION	2,500 Parcel /Appraiser
LARGE JURISDICTION	3,000 – 3,500 Parcel /Appraiser

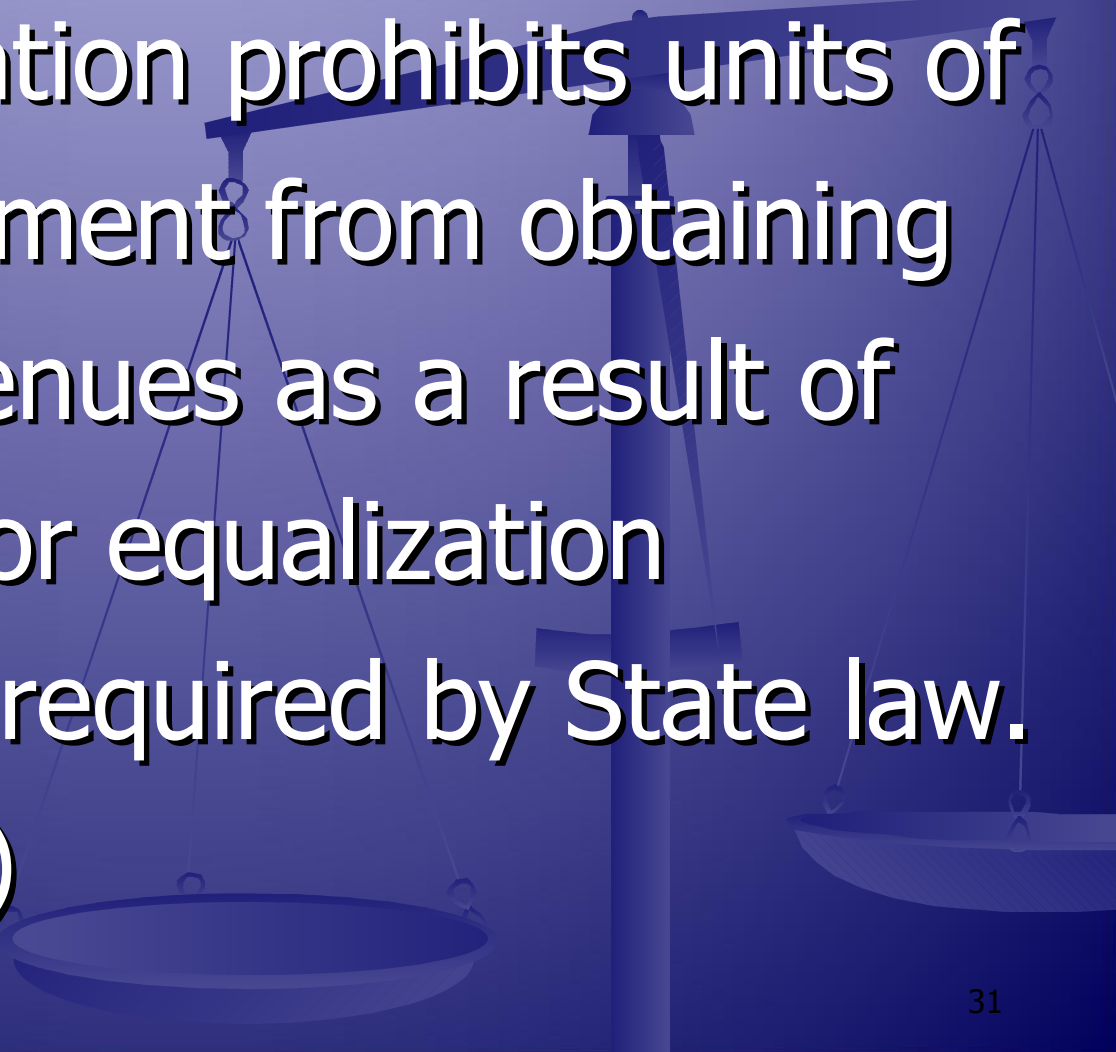
Key Property Tax Dates



January 1	Lien Date
May 1	New Greenbelt applications must be filed
May 22	Assessor completes assessment roll and delivers to auditor
August 1	Auditor mails a "Notice of Valuation and Tax Change" to property owners on or before July 22; property owner has 45 days to file appeal.
October 1	All BOE decisions must be rendered
October 15	Complete Auditor's Official record of BOE changes
<i>Prior to</i> Nov 1	Auditor delivers assessment roll to the Treasurer Treasurer mails Tax Notices
<i>After</i> Nov 30	Unpaid taxes become delinquent

TRUTH IN TAXATION

Truth-in-taxation prohibits units of local government from obtaining windfall revenues as a result of revaluation or equalization projects, as required by State law.
(59-2-303.1)

A faint, stylized illustration of a balance scale is visible in the background. The scale is tilted, with the right pan being higher than the left pan. The pans are simple, shallow bowls. The central pillar and the horizontal beam are also visible. The entire image has a blue gradient background.

TRUTH-IN-TAXATION

Utah State property tax law requires that

when property *values* rise



property tax *rates must* fall.

The adjusted rate each year is called the
"certified tax rate."

TRUTH-IN-TAXATION

Reasons why a property owner's taxes might go up despite truth-in-taxation:

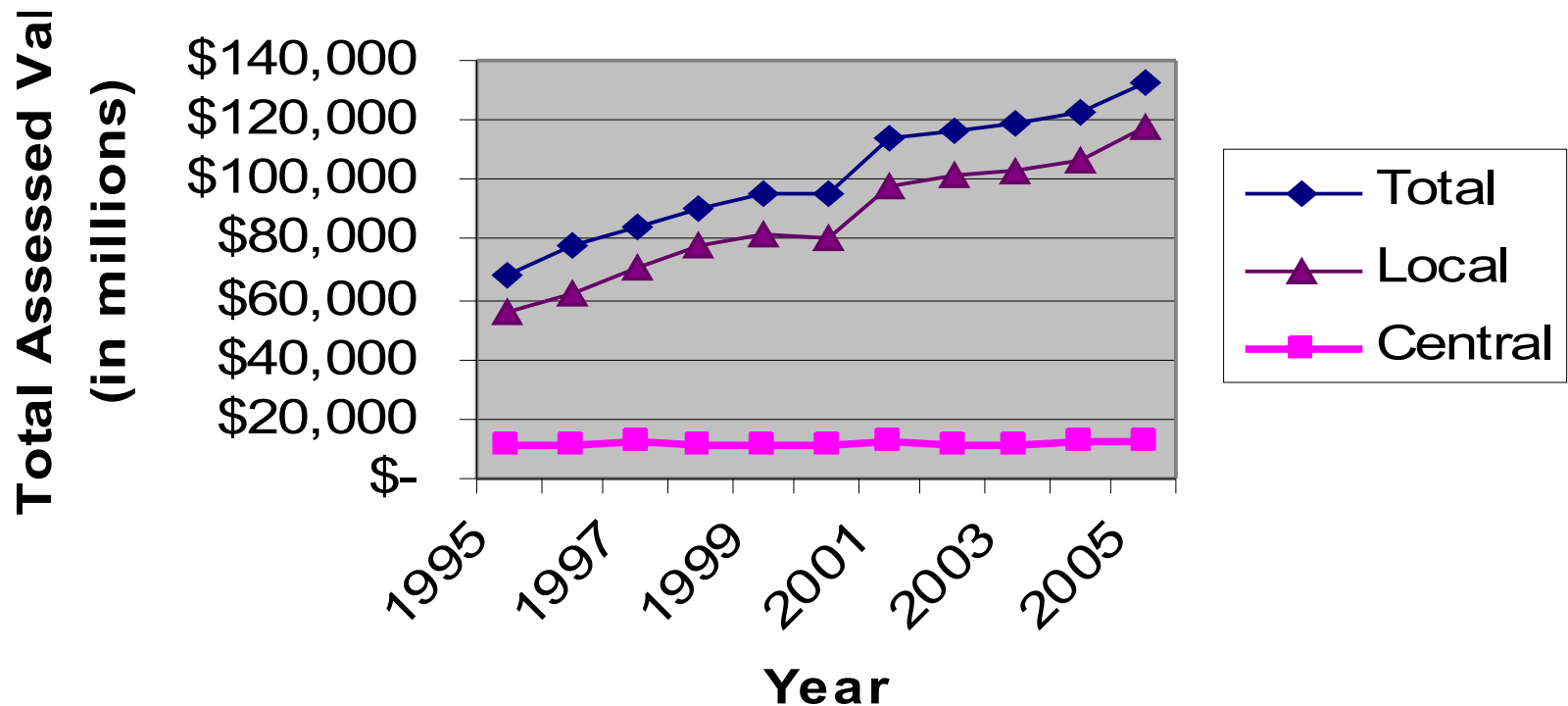
- Centrally Assessed Shift
- Variation in Market Values Within a Taxing Entity
 - Above the average increase in value within Entity – Taxes Increase
 - Below the average increase in value within Entity – Taxes Decrease
- Taxpayer Voted Leeway
- Taxpayer Voted Bond
- Property Tax Increase Following Truth-In-Taxation Hearing



Reasons why a property owner's property taxes might go up despite truth-in-taxation

- Centrally Assessed Shift

TAXABLE VALUATION STATEWIDE 1995 - 2005



Home Prices Along the Wasatch Front

SALT LAKE | DAVIS | WEBER | UTAH | TOOELE

Salt Lake County

2003 2004 2005 2006 2007 2008

2008 first quarter median home prices for Salt Lake County, compared to 2007

Zip	City	Units Sold	2008 Median Price	Up/Down	%Change
84006	Copperton	2			n/a
84020	Draper	83	\$399,900.00	▲	4.5%
84044	Magna	65	\$179,900.00	▲	8.4%
84047	Midvale	26	\$220,500.00	▲	7.5%
84065	Riverton	87	\$322,000.00	▲	5.5%
84070	Sandy	32	\$230,950.00	▼	-0.5%
84084	West Jordan	153	\$222,000.00	▼	-1.3%
84088	West Jordan	108	\$255,000.00	▼	-3.8%
84092	Sandy	39	\$380,000.00	▼	-7.6%
84093	Sandy	40	\$313,750.00	▼	-7.2%
84094	Sandy	68	\$250,000.00	▼	-2.0%
84095	South Jordan	109	\$345,000.00	▼	-4.2%
84101	Salt Lake City	2			n/a
84102	Salt Lake City	12	\$190,830.00	▼	-30.6%
84103	Salt Lake City	32	\$392,500.00	▼	-3.5%
84104	Salt Lake City	57	\$145,900.00	▲	11.0%
84105	Salt Lake City	56	\$265,000.00	▼	-7.0%
84106	Salt Lake City	69	\$259,900.00	▼	-4.0%
84107	Murray	28	\$232,500.00	▼	-2.7%
84108	Salt Lake City	45	\$415,000.00	▲	4.0%
84109	Salt Lake City	35	\$330,000.00	▲	5.9%
84115	South Salt Lake	37	\$168,300.00	▼	-0.7%
84116	Salt Lake City	47	\$177,000.00	▲	9.3%
84117	Holladay	23	\$380,000.00	▲	9.2%
84118	Taylorsville/Kearns	155	\$185,000.00	▲	0.8%
84119	West Valley City	70	\$169,500.00	▼	-5.4%
84120	West Valley City	79	\$193,000.00	▲	4.3%
84121	Cottonwood	54	\$315,000.00	▼	-3.1%
84123	Taylorsville/Murray	44	\$248,000.00	▲	11.5%
84124	Holladay	25	\$332,000.00	▼	-2.2%
84128	West Valley	50	\$215,525.00	▲	1.7%

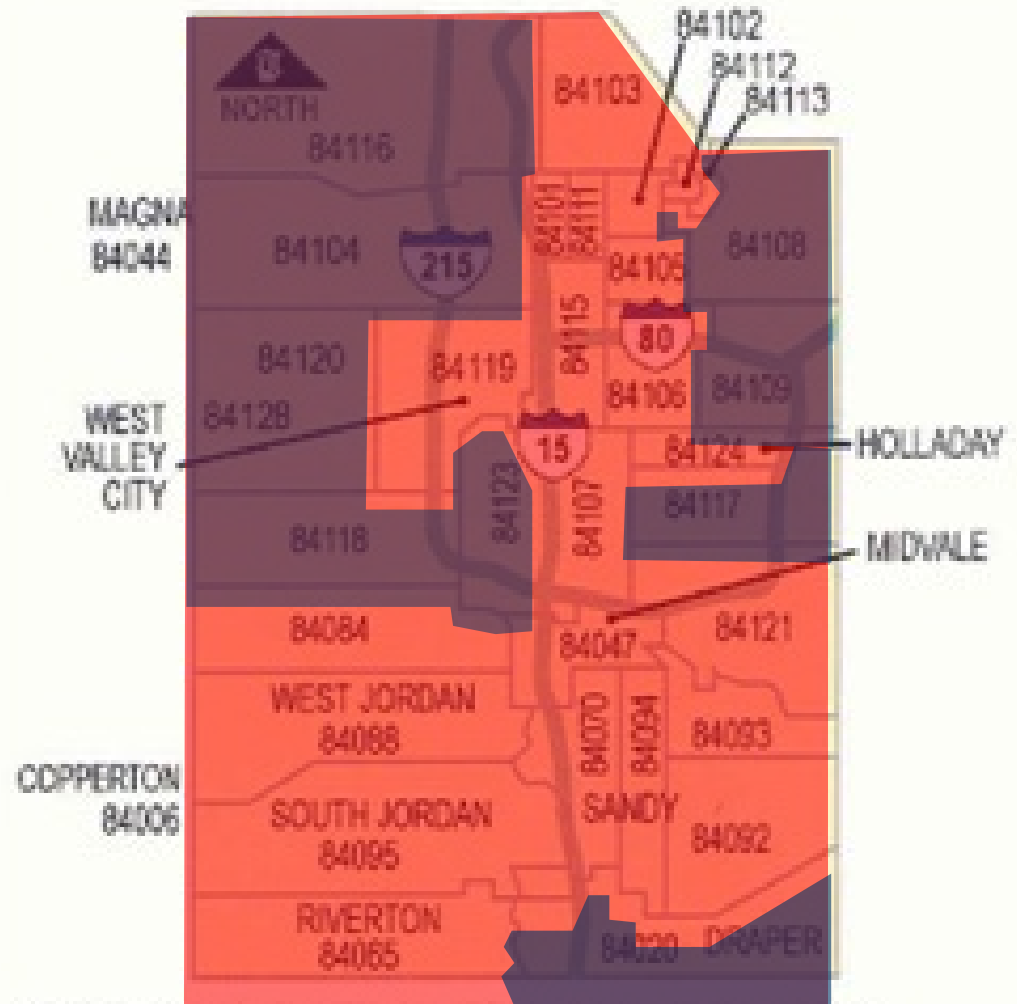
County Wide

.41%

SLTribune 4/24/2008

Zip code:

84102



Source: Wasatch Front Regional Multiple Listing Service

Salt Lake County

Percent Change In Market Value - County Wide



**PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE**

2007



**CALVIN R. ROBISON
WASHINGTON COUNTY AUDITOR
197 EAST TABERNACLE
ST. GEORGE, UTAH 84770**

MAILING ADDRESS

0443443 SG-ERS-4-14
105 LAND TRUST TR
MELVILLE BLAINE
5690 NOTTE PACIFICA WAY
LAS VEGAS, NV 89141-7107

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

LEGAL DESCRIPTION OF PROPERTY

Subdivision: EAST RIDGE 4 (SG) Lot: 14, LOT 14 EAST RIDGE SUB PH 4

(LEGAL DESCRIPTION MAY NOT BE COMPLETE)

PROPERTY ADDRESS

393 N CRESTLINE

OWNER

105 LAND TRUST TR

PARCEL NUMBER

SG-ERS-4-14

ACCOUNT NUMBER

0443443

TAX AREA

08

ACRES

0.26

CURRENT & PROPOSED TAXES

Taxing Authorities/Proposed Tax Increase Hearing	Taxes Last Year	Taxes this year If no Budget Change	Taxes If Proposed Budget Approved
LOCAL SCHOOL FUND	1,392.99	1,358.13	1,558.30
NO HEARING REQUIRED DUE TO 2006 VOTED LEEWAY ELECTION			
STATE SCHOOL FUND	516.62	470.29	470.29
ST GEORGE CITY	455.58	436.57	436.57
WATER CONSERVANCY	268.71	247.88	247.88
COUNTY GENERAL FUND	175.24	166.44	166.44
LOCAL ASSESS/COLL	40.24	38.38	107.62
NO HEARING REQUIRED			
COUNTY LIBRARY FUND	73.66	69.95	69.95
COUNTY GO BOND	80.14	66.72	66.72
MULTI-CO ASSESS/COLL	47.40	43.41	43.41
MOSQUITO ABATEMENT	9.55	8.97	8.97
TOTAL PROPERTY TAX	3,060.13	2,906.75	3,176.15

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

If you choose to appeal the market value of your property, you must file an appeal application with the County Board of Equalization. For information about the Board of Equalization or to obtain an appeal application, please visit the Washington County Boulevard office building at 87 N 200 E; St George, Utah or call (435) 652-5875 August 1 through August 31 from 1:00 pm to 5:00 pm.

Information and appeal applications are also available on our website at www.washco.utah.gov. Documentation and/or evidence supporting a differing opinion of market value is required for an appeal.

Board of Equalization closes September 17, 2007 at 4:00 PM, MDT. All appeal applications must be received prior to that time. Tax Notices will be mailed prior to November 1, 2007.

Please report any change of address to: Washington County Recorder, (435) 634-5709. If this property has sold, please forward this notice to the new owner.

PLEASE SEE IMPORTANT EXPLANATIONS AND INSTRUCTIONS ON REVERSE SIDE

WASHINGTON COUNTY

**ASSESSORS OFFICE-(435) 634 5703
87 NORTH 200 EAST
ST. GEORGE, UT 84770**

**AUDITORS OFFICE-(435) 634 5712
197 EAST TABERNACLE
ST. GEORGE, UT 84770**

**THIS DOES NOT
INCLUDE
TAX CREDITS,
CIRCUIT BREAKERS,
OR ABATEMENTS**

**THESE VALUES DO NOT
INCLUDE PERSONAL PROPERTY**

MARKET VALUE OF YOUR PROPERTY

PROPERTY TYPE	LAST YEAR'S MARKET VALUE	THIS YEAR'S MARKET VALUE
PRIMARY IMPROVED PROPERTY	619,998	652,228
TOTAL PROPERTY VALUE	619,998	652,228

Truth & Taxation Notice for the 2007 Tax Year in Washington County

MARKET VALUE OF YOUR PROPERTY

PARCEL NO. 15-31-228-005-0000 TAX DISTRICT 24 TYPE 111 SINGLE FAMILY RESIDENCE ASSESSED TO JESSEY, BRAD R		PROPERTY TYPE ASSESSED	LAST YEAR'S (2006) MARKET VALUE	THIS YEAR'S (2007) MARKET VALUE
JESSEY, BRAD R 3623 S SUSIE CIR WEST VALLEY UT		PRIMARY RESIDENTIAL LAND	35,900	39,200
		PRIMARY RESIDENTIAL BLDG	93,200	114,300
PROPERTY LOCATION 3623 S SUSIE CIR AND DESCRIPTION ACRES .10 (THE APPLICABLE DESCRIPTION IS AVAILABLE IN THE OFFICE OF THE COUNTY RECORDER)		TOTAL \$	129,100	153,500 @@
IMPROVED RESIDENTIAL SALES IN YOUR NEIGHBORHOOD (COMPILED BY THE SALT LAKE COUNTY ASSESSOR)				
ABOVE GRADE SQUARE FOOTAGE OF THIS PARCEL 978	AVERAGE ABOVE GRADE SQUARE FOOTAGE 1,228	AVERAGE SALES PRICE \$ 165,014	LOW SALES PRICE \$ 129,900	HIGH SALES PRICE \$ 235,000
TAXING ENTITIES	TAX LAST YEAR (2006)	TAX THIS YEAR IF NO BUDGET CHANGE	TAX IF PROPOSED BUDGET APPROVED	A PUBLIC BUDGET MEETING WILL BE HELD
UNIFORM SCHOOL FUND	.00	.00	.00	DID NOT LEVY THIS YEAR
GRANITE SCHOOL DISTRICT	306.17	314.65	346.14	DID NOT LEVY THIS YEAR
GRANITE SCHOOL DIS JUDGE	.00	.00	.00	DID NOT LEVY THIS YEAR
GRANITE SCHOOL BASIC	107.57	110.68	110.68	DID NOT LEVY THIS YEAR
GRANITE SCHOOL BASIC JDG	.00	.00	.00	DID NOT LEVY THIS YEAR
SALT LAKE COUNTY	149.24	150.62	150.63	DID NOT LEVY THIS YEAR
SALT LAKE COUNTY JUDGE	1.56	.00	.00	DID NOT LEVY THIS YEAR
WEST VALLEY CITY	262.72	269.48	269.48	AUG 14, 2007 6:30PM 3600 S 2700 W
WEST VALLEY CITY JUDGE	.00	.00	.17	
SL COUNTY LIBRARY	43.60	43.65	43.65	DID NOT LEVY THIS YEAR
SL COUNTY LIBRARY JUDGE	.21	.00	.00	DID NOT LEVY THIS YEAR
SO SL VALLEY MOSQUITO	1.92	1.94	1.94	DID NOT LEVY THIS YEAR
SO SL VALLEY MOSQUITO JDG	.00	.00	.00	DID NOT LEVY THIS YEAR
JORDAN VALLEY WATER CONS	25.06	24.99	33.77	AUG 9, 2007 6 PM 8215 S 1300 W
JORDAN VALLEY WATER JUDGE	.00	.00	.00	DID NOT LEVY THIS YEAR
GRANGER HUNTER IMPROVEMNT	50.06	51.33	51.33	DID NOT LEVY THIS YEAR
GRANGER HUNTER IMPR JUDGE	.00	.00	.00	DID NOT LEVY THIS YEAR
CENTRAL UT WATER CONSERV	25.35	25.50	25.50	DID NOT LEVY THIS YEAR
CENTRAL UT WATER JUDGE	.00	.00	.00	DID NOT LEVY THIS YEAR
MULTICNTY ASSESS/COLL LEVY	9.87	10.22	10.22	DID NOT LEVY THIS YEAR
MULTICO ASSESS/COLL LV JDG	.00	.00	.00	DID NOT LEVY THIS YEAR
CNTY ASSESS/COLL LEVY	7.48	7.51	7.50	DID NOT LEVY THIS YEAR
CNTY ASSESS/COLL LEVY JDG	.21	.00	.00	DID NOT LEVY THIS YEAR
TOTAL PROPERTY TAX \$	991.02	1,010.57	1,051.01	@ SEE BELOW FOR JUDGEMENT LEVIES

TOTALS DO NOT INCLUDE PERSONAL PROPERTY, GARBAGE FEES, OR OTHER ATTACHMENTS

****PROPERTY TAX RELIEF AS EXPLAINED IN THIS PACKET IS NOT SHOWN ON THIS NOTICE****

@@ THE 2007 MARKET VALUE SHOWN ON THIS NOTICE IS THE RESULT OF AN ANNUAL VALUE UPDATE.

@ JUDGEMENT LEVIES REPRESENT LEGISLATIVE OPTION FOR PAYMENT OF TAX REFUNDS TO LARGE TAXPAYERS.



S1-282-063058
#BWNBNLQ
#153122800500008#
JESSEY, BRAD R
3623 S SUSIE CIR
WEST VALLEY UT 84120-3270

SALT LAKE COUNTY BOARD OF EQUALIZATION -
IMPORTANT INFORMATION - PLEASE READ CAREFULLY

Appeals of the value shown hereon should be filed with the County
Board of Equalization within 45 days of mailing but not later than

09/17/07

Appeals need to be filed according to the information and
detailed instructions enclosed with this notice.

SEE REVERSE FOR EXPLANATIONS AND INSTRUCTIONS FOR THIS NOTICE AND FILING REQUIREMENTS AND DEADLINES

Truth & Taxation Notice for the 2007 Tax Year in Salt Lake County

Taxpayer's burden must be based on "equality" and a "fair-share" concept

- The Utah Constitution ---

- "All tangible property in the state, not exempt under the laws of the United states, or under this constitution, shall be taxed at a uniform and equal rate in proportion to its value, to be ascertained as provided by law...."

▪ **The Utah Constitution --**

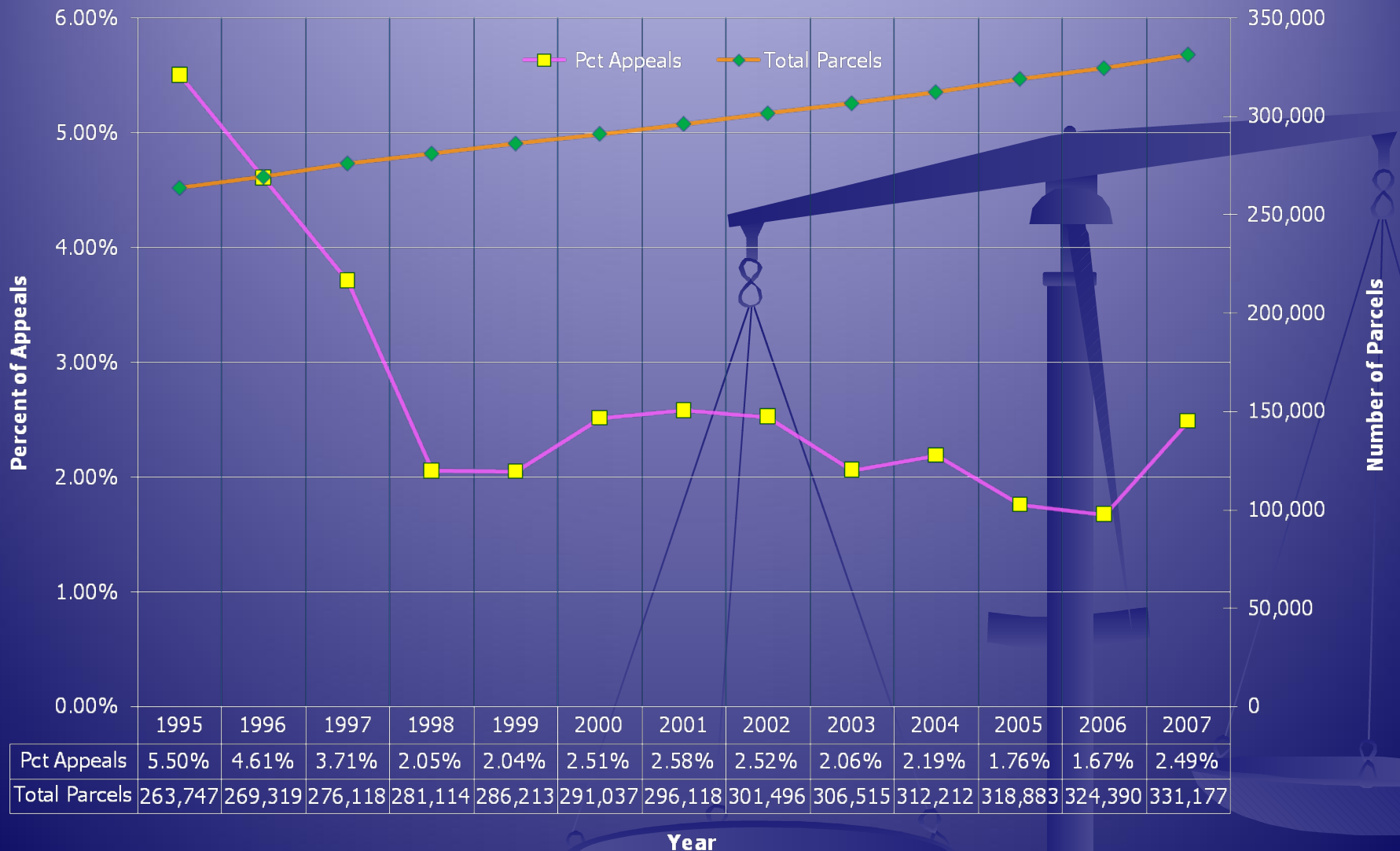
- The Legislature shall provide by law a uniform and equal rate of assessment on all tangible property in the state, according to its value in money.
 - 1.0 Cyclical Appraisal. For each piece of real property in the county, each assessor is required by statute to:
 - Annually update the property value based on a systematic review of current market data
 - Complete a detailed review of property characteristics at least once every five years

Notification of Values

Appeal Process

- Valuation and Disclosure Notice to be mailed in July - August
- Informal review with appraisers
- 45 Days - review value and initiate an appeal
- Appeals must be based on market value - not a change in amount of taxes owed

Salt Lake County Appeals History




Utah homes still appreciating

State slips from the top spot to No. 2 behind Wyoming

By Lesley Mitchell

The Salt Lake Tribune

Article Last Updated: 05/23/2008 06:37:21 AM MDT

 Utah is No. 2 among all states in home-price appreciation, relinquishing the top spot to Wyoming, a new report shows.

Wyoming had a 6.3 percent gain in home-price appreciation from the first quarter of 2007 to the same period this year, according to the report released Thursday by a federal agency that tracks home values. Utah's gain was 5.6 percent, followed by Montana, at 4.9 percent.

A downturn in real estate markets throughout Utah has pushed home sales down and led to moderating home prices. Utah slipped to No. 2 after five consecutive quarters in the top spot, according to the House Price Index report by the Office of Federal Housing Enterprise Oversight.

Utah's

Home price increases

Utah's home price appreciation is slowing, but is still the second best of all states in the year that ended March 31, a new report shows.

Top states for appreciation	One-year gain
1. Wyoming	6.3%
2. Utah	5.6%
3. Montana	4.9%
4. Texas	4.7%
5. Alabama	4.5%

Top metro areas

1.	Houma-Bayou Cane-Thibodaux, La.	11.2%
2.	Grand Junction, Colo.	9.1%
3.	Wenatchee, Wash.	8%
4.	Austin-Round Rock, Texas	7.7%
5.	Billings, Mont.	7.1%
6.	Provo-Orem, Utah	6.8%
7.	Anderson, S.C.	6.7%
8.	Mobile, Ala.	6.6%
9.	Ogden-Clearfield, Utah	6.6%
10.	Hickory-Lenoir-Morganton, N.C.	6.4%
15.	Logan, Utah	6%
22.	Salt Lake City	5.4%
235.	St. George	-3.7%

Source: Office of Federal Housing Enterprise Oversight AMY LEWIS/The Salt Lake Tribune

high ranking can be attributed to deeper downturns elsewhere, such as California, down 10.6 percent; Nevada, down 10.3 percent; Florida, down 8.1 percent; and Arizona, down 5.5 percent. Nationally, prices were down 3.1 percent in the year that ended March 31.

The report, issued quarterly, does show the deceleration in Utah's real estate market. When Utah first topped the nation in appreciation in the fourth quarter of 2006, its one-year appreciation topped 17 percent. By the third quarter of last year, appreciation had slowed to 12.9 percent before dipping even further in the fourth quarter of last year and first quarter of this year.

The question now is whether the Wasatch Front's real estate market will continue to see appreciation, albeit small increases, or if home prices will fall.

Several economists have predicted home-price declines along the Wasatch Front of as much as 20 percent from the fourth quarter of 2007 to 2009 or 2010. Realtors have suggested the market will simply level off without so much pain for homeowners.

"We're definitely in different times right now, and I think we've yet to see the worst of the softness in the market," said Jim Wood, director of the Bureau of Economic and Business Research at the University of Utah, which tracks residential and commercial markets in Utah.

Wood believes the House Price Index probably understates the scope of the downturn in Utah. The report,

FOUR TAX MAXIMS

By Adam Smith

“What Makes a Good Tax”

- 
- 3. **EQUITY** - *Fair Share*
 - 4. **CERTAINTY** - *Transparent*
 - 5. **CONVENIENCE** - *For Taxpayers*
 - 6. **EFFICIENCY** - *Low Cost*

ASSESSMENT IN UTAH



- **UTAH Assessor's Mission**
 - Equity for All Property Owners
 - Accurate Values
 - Comply with State Constitution
 - Adhere to State Statutes

